

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, JULY 10, 2013**

MINUTES

1. The Willmar Planning Commission met on Wednesday, July 10, 2013, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

**** Members Present:** Andrew Engan, Nick Davis, Randy Czarnetzki, Gary Geiger, and Margaret Fleck.

**** Members Absent:** Mark Klema, Bob Poe, Charles Oakes, and Scott Thaden.

**** Others Present:** Calvin Nielsen, and Megan DeSchepper- Planner.

2. MINUTES: The minutes of the June 26, 2013 meeting were approved as presented.

3. NIELSEN ZONING DISCUSSION: Staff explained that the City received a rental housing license application from Calvin Nielsen for property legally described as Lots 26 and 27, Block 2, Pheasant Run (600 23rd St. SE) for a duplex on a property that is zoned R-1 (Single Family Residential). Mr. Nielsen lives in the home and wants to rent out the basement level as an apartment. Staff brought the issue to the Commission to get their opinion on if Mr. Nielsen should apply for a rezone for just his property, or if the Commission would rather rezone the area of the development that is R-1 to R-2 (One and Two Family Residential) as much of Pheasant Run is a mix of single family and multiple family units.

Mr. Nielsen explained that the home was built with two garages and entrances and the basement had a kitchenette in it. Due to the size of the home, it was natural to separate the basement for a rental space when they acquired it.

The Planning Commission talked about the mixture of homes further north and south in Pheasant Run that are single family, twin homes, and four-plexes. Mr. Nielsen's property directly abuts R-1 zoned properties except for the golf course property to the west is also zoned R-2. The Commission doesn't support spot zoning, but in this instance the intensity of uses between R-1 and R-2 is nearly imperceptible. The Planning Commission discussed having concerns with recommending rezoning the other properties. They saw no issue with Mr. Nielsen's request, but saw no reason to initiate the rezone of a few blocks from R-1 to R-2.

Ms. Fleck made a motion, seconded by Mr. Czarnetzki, to recommend to Mr. Nielsen to apply for a rezone of his property only.

The motion carried.

4. ZONING ORDINANCE UPDATE DISCUSSION CONTINUED: Staff distributed drafts of Section 7-Nonconforming Structures/Uses and Section 8-Performance Standards from the Zoning Ordinance as well as other community's ordinance regarding similar subject matter. It was noted that most of the nonconforming structures/uses section had already been updated to meet State Statute. The Commission discussed possible additional performance standards such as vibration, glare, heat, flammable materials etc. and discussed a need for measurable regulations. The Commission asked for time to review the documents and will discuss them more fully at the next meeting.
5. There being no further business to come before the Commission, the meeting adjourned at 7:41 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager